



MERRYWEATHERS, 6 EBRINGTON, Nr CHIPPING CAMPDEN

SECCOMBES

ESTATE AGENTS

MERRYWEATHERS
6 EBRINGTON
NR CHIPPING CAMPDEN
GLOUCESTERSHIRE
GL55 6NL

Situated approximately 2.5 miles from Chipping Campden, 5 miles from Shipston on Stour, 7 miles from Moreton in Marsh and Broadway, 11 miles from Stow on the Wold and 12 miles from Stratford Upon Avon. Birmingham internal Airport is about 38.5 miles.

A WONDERFUL INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOUSE OFFERING FLEXIBLE ACCOMMODATION SITUATED ON THE EDGE OF THE VILLAGE WITH OUTSTANDING FAR-REACHING VIEWS OVER THE SURROUNDING COTSWOLD COUNTRYSIDE.

Entrance Hall, Open Plan Dining/Kitchen/Living Room, Sitting Room, Four Bedrooms, Three Shower Rooms (one ensuite), Family Bathroom, Two Attic Rooms. uPVC Double Glazing. Gas-Fired Heating. Large Single Garage. Off-Road Parking. Attractive Well Stocked Landscaped Garden.

Viewing through
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- Ebrington is an attractive and charming Cotswold village set on the Northern edge of the Cotswolds hills.
- Within the village there is a fine Parish church and a well-known village inn, The Ebrington Arms, together with a primary school and farm shop/cafe situated close by.
- The local historic and well-known town of Chipping Campden is situated a short distance away as are the market towns Shipston on Stour and Moreton in Marsh, all of which offer a good selection of shopping, good schools and recreational facilities.
- The larger centres are Stratford Upon Avon, Cheltenham, Banbury, Oxford, Warwick and Leamington Spa are accessible.
- There is a main line station at Moreton in Marsh with trains South to London Paddington in about 90 minutes with junction 11 and 15 of the M40 motorway at Banbury and Warwick respectively.
- **Merryweathers** was formally a small one-up one-down period village cottage which was substantially extended in the mid-1970s to create a wonderful individual detached family house offering flexible accommodation arranged over four floors.
- The extension was built by the property's architect owner using Cotswold stone from a local quarry. The stonework has its mortar set back to model the appearance of the original thatched cottage and nearby dry-stone walls.



- The house, which was recently modified, offers well presented, spacious and well-proportioned accommodation with a major feature being the open-plan dining/kitchen/living room from which there are far-reaching views over the surrounding countryside.
- Features within the house include exposed beams and timbers, a fine inglenook fireplace in the sitting room, engineered oak flooring, together with well-appointed kitchen area and bathrooms.
- In addition, there is off-road parking to the front and a large single garage incorporated within the structure of the house.
- On the lower ground floor is the **Entrance Hall** with exposed beams and timbers, with wash handbasin and fitted cupboards under, **Bedroom Four** with **Ensuite Wet Room** with door leading through to **Back Porch** with **Utility Area** and **Cloakroom** off with wc and glazed Belfast sink. From the back porch pathway provides wheelchair access to the upper ground floor.
- **Sitting Room** with inglenook fireplace incorporating living flame gas-fired wood burning stove, exposed beams and timbers.
- From the entrance hall stairs rise with stained glass window to **upper ground floor** with landing, open plan **Dining/Kitchen/Living** room with double and single French doors leading out onto the patio, bow window, living flame coal-effect gas fire, together with the **Kitchen Area** comprising Stoves Sterling Delux range cooker with three ovens and five-ring gas hob and



- extractor hood above, fitted base units with granite work surfaces over, incorporated built-in fridge/freezer and dishwasher, fitted wall units.
- **Bedroom One** with exposed beams and part-exposed stone walling. **Shower Room.**
- On the first floor is a split-level **Landing** with **Study/Library** area, **Two Double Bedrooms**, **Family Bathroom**, **Inner Lobby** and separate **Shower Room.**
- On the second floor are **Two Attic Rooms.**
- **Outside** to the front is **off road parking** for two/three cars and a large **Single Garage** with roller shutter door, power and light connected.
- **Garden** which is south-facing forms an important part of the property.
- Immediately adjoining the house is a patio with ornamental pond beside beyond which gardens are well-stocked with numerous plants, flowers and shrubs incorporating **Gazebo** with paved area.
- The garden offers privacy with paths leading through to various sitting areas, formal vegetable garden area with soft fruit cage, **two green houses** and a composting/store area.

GENERAL INFORMATION

Tenure The property is offered freehold with vacant possession.

Council Tax This is payable to Cotswold District Council. The property is listed in band G.



Fixtures and Fittings All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services Mains electricity, gas, water and drainage are connected to the property.

Energy Performance Certificate
Current: 68 (D) Potential: 80 (C)

Directions **Postcode GL55 6NL**
From Shipston on Stour take the B4035 for Chipping Campden. Proceed over the A429 (Fosse Way) at the traffic lights. After about a further two miles, turn right (straight ahead) off the B4035 on a sharp left-hand corner signposted for Charingworth and Ebrington. Proceed through Charingworth into Ebrington. On entering the village continue around a sharp left-hand turn and Merryweathers is situated on the left after a further 150 yards.

IMPORTANT NOTICE

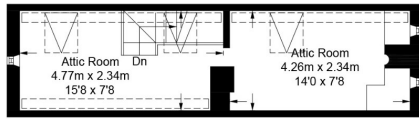
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3125/F004/14.07.2023

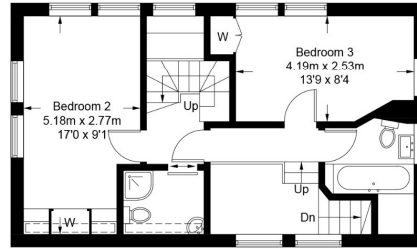
FLOOR PLANS



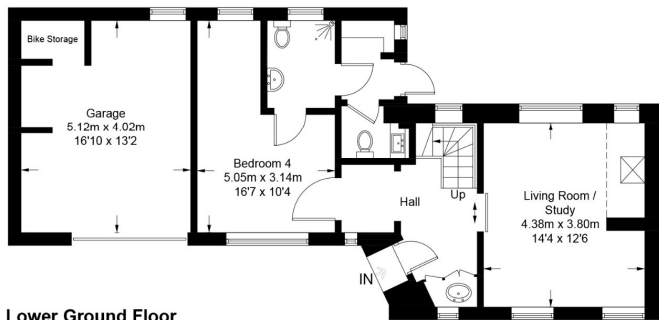
= Reduced headroom below 1.5m / 5'0"



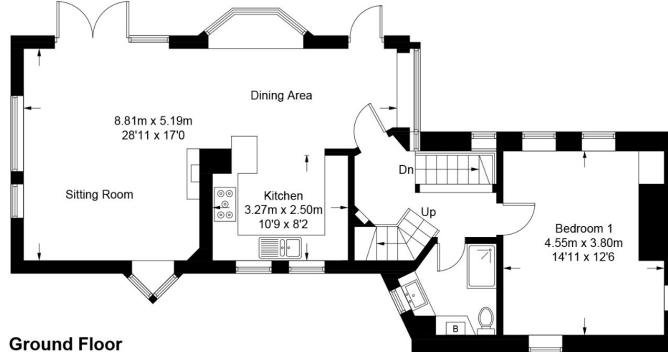
Second Floor
21.6 sq m / 233 sq ft



First Floor
47.4 sq m / 510 sq ft



Lower Ground Floor
48.2 sq m / 519 sq ft



Ground Floor
71.6 sq m / 771 sq ft

Front Garden
Approximate Gross Internal Area = 188.8 sq m / 2033 sq ft
Garage = 20.0 sq m / 215 sq ft
Total = 208.8 sq m / 2248 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID983334)



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